

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT

February 22, 2022

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: Second Reading of an Ordinance Rezoning Land Located on the West Side of the 1100 block of South Mitchell Street from GB: General Business District to R4: Medium Density Multifamily Residence District

BACKGROUND:

The applicant, Teena Simon, as personal representative of the estate of James T. Myers, owns nine undeveloped parcels of land located along the west side of Mitchell Street both north and south of Deer Run. The properties are located between the existing house at 1100 S. Mitchell Street and the former bank at 1110 S. Mitchell Street. The applicant's intentions are potentially selling the lots in the future for new development. At this time, there are no plans for development.

Public Notice

Public comment was received at the February 14 City Council meeting. Staff has not received any additional comments since that meeting.

Planning and Zoning Commission Action

The Planning & Zoning Commission considered the request at their February 7, 2022, meeting and voted to recommend approval of the request. A copy of their findings and written recommendation is attached.

ISSUE:

To hold a public hearing and consider an ordinance to rezone property from GB: General Business District to R4: Medium Density Multifamily Residence District.

STRATEGIC PLAN:

This subject is consistent with Focus 3: Growth and Development.

FISCAL IMPACT:

N/A

ECONOMIC BENEFITS/IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance for the following reasons. At their February 7, 2022 meeting, the Planning and Zoning Commission recommended approval of the rezoning request.

1. The proposed zone is an extension of an existing R4 District and a downzoning to a less intensive zoning district.
2. The proposed land use is in keeping with the general development trend of the area and the adopted Comprehensive City Plan.

3. The impact on the surrounding neighborhood should be minimal. Mitchell St. is a collector street, which is designed to accommodate a large volume of daily vehicle traffic.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Carroll".

Barbara Carroll
Director of Community Development

cc: City Manager

Attachments: 1. Ordinance

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REZONING LAND LOCATED ON THE WEST SIDE OF THE 1100 BLOCK OF SOUTH MITCHELL STREET FROM GB: GENERAL BUSINESS DISTRICT TO R4: MEDIUM-DENSITY MULTI-FAMILY RESIDENCE DISTRICT

WHEREAS, the Teena Simon, as personal representative of the estate of James T. Myers filed a zone change application requesting 9 lots located on the west side of the 1100 block of S. Mitchell Street currently zoned GB: General Business District be rezoned to R4: Medium Density Multifamily Residence District; and

WHEREAS, the property is legally described as follows; and

LOTS 46, 47, 48, 49, 50, 51, 52, 53 AND 54 THE MEADOW SUBDIVISION, CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI.

WHEREAS, public notice of the Planning and Zoning Commission's open public meeting to consider the request to rezone was given by letter to property owners within 300 feet of the subject properties on January 21, 2022; and

WHEREAS, the Planning and Zoning Commission, at its meeting on February 7, 2022, recommended approval of the rezoning request by the City Council; and

WHEREAS, public notice of the City Council's public hearing to consider the request to rezone was given by publication in the Warrensburg Star Journal on January 28, 2022; and

WHEREAS, the public hearing has been held and comments received by the City Council from the citizens of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARRENSBURG AS FOLLOWS:

Section 1. Following the consideration of the public comments received on the proposed rezoning of the above referenced property from GB: General Business District be rezoned to R4: Medium Density Multifamily Residence District and upon careful consideration of the evidence before the City Council, it is found and determined the rezoning requested would promote the health, safety, morals, and general welfare of the citizens of the City, and the rezoning request is approved.

Section 2. The City Clerk is authorized and instructed to amend the City's zoning maps in accordance with this ordinance and to certify the revised zoning map as required by law.

Section 3. This ordinance shall be in full force and effect from and after its passage by the City Council.

Read two times and passed by the City Council for the City of Warrensburg, Missouri, this ____ day of _____, 2022.

ATTEST:

Scott Holmberg, Mayor

Carey West, Deputy City Clerk